

Property Address:
161 & 63 Jecoma Circle
Calera, AL 35040

Grantee's Address:
161 Jecoma Circle
Calera, AL 35040

No Tax

The purpose of this deed is for re-configuration of the below-mentioned real estate boundary lines, based on the survey completed by Carl Daniel Moore, Reg. L.S. #12159 dated August 28, 2023.

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00), and other good and valuable consideration in hand paid to Zane Broadhead and Summer Nichole Broadhead, husband and wife, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Zane Broadhead and Summer Nichole Broadhead, husband and wife, as joint tenants with right of survivorship (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

Title Not Checked

For ad valorem tax purposes only, the address for the above described property is 161 Jecoma Circle Calera, AL 35040.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 7th of December, 2023.



Zane Broadhead



Summer Nichole Broadhead

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Zane Broadhead and Summer Nichole Broadhead whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December 2023.



Notary Public

My Commission Expires:

3-19-25

DOCUMENT PREPARED BY:

Jonathan Roper, esq.
135 Gemini Circle, Ste 212
Birmingham, AL 35209

AFTER RECORDING RETURN TO:

Roper and Wilson, LLC
135 Gemini Circle, Ste 212
Birmingham, AL 35209

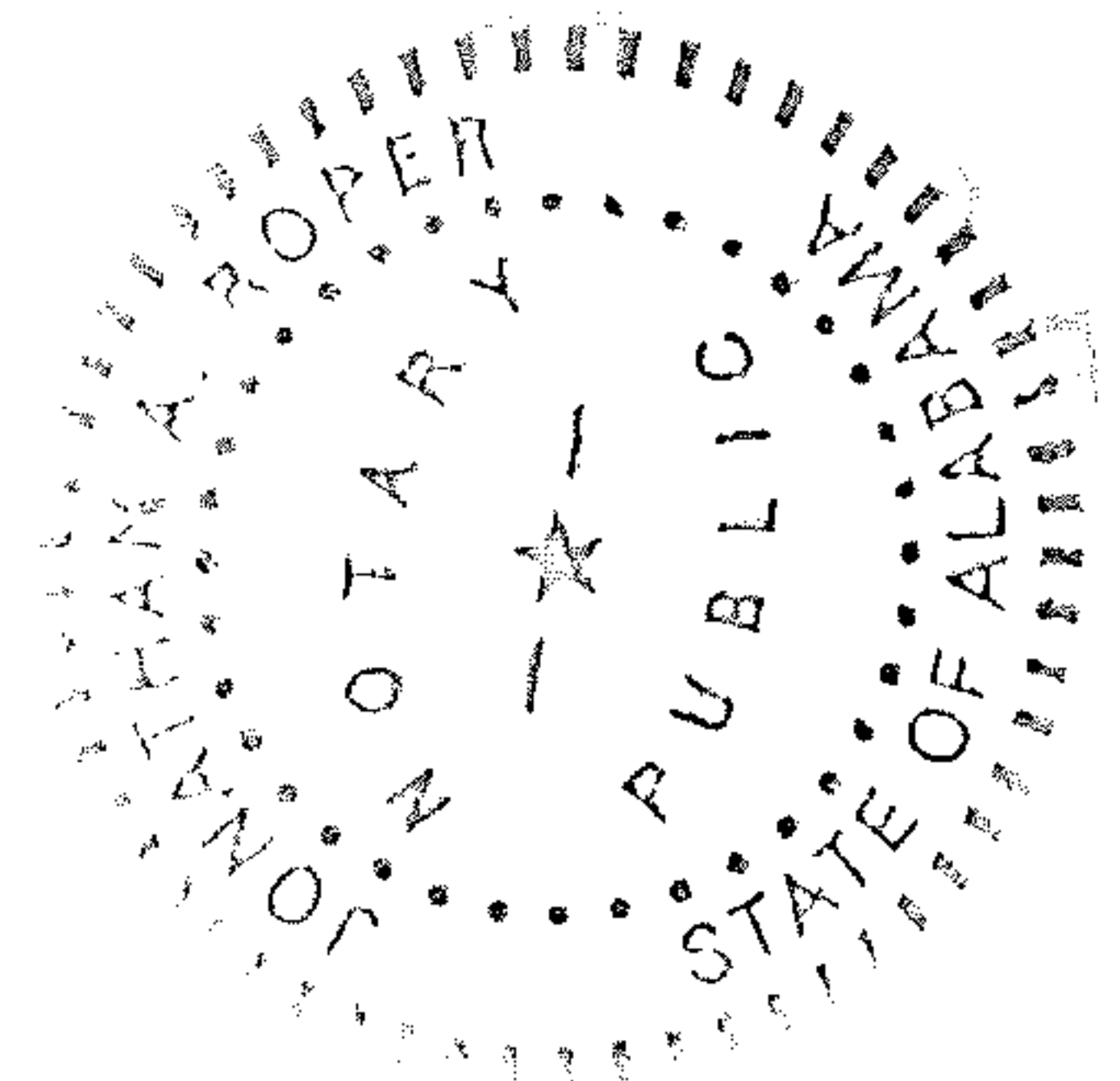


Exhibit A, Part 1

PREVIOUS LEGAL DESCRIPTION:

Parcel 1:

A parcel of land situated in the Southwest quarter of the Southwest quarter of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Southwest quarter of the Southwest quarter of Section 34, Township 21 South, Range 2 West and run North 87 degrees 58 minutes 10 seconds East along the South line of said quarter-quarter section for a distance of 663.18 feet to the point of beginning of the herein described parcel. From said point of beginning continue North 87 degrees 58 minutes 10 seconds East along said South line for a distance of 123.18 feet; thence run North 4 degrees 35 minutes 27 seconds East for a distance of 225.34 feet; thence run North 15 degrees 06 minutes 38 seconds West for a distance of 30.43 feet; thence run North 12 degrees 59 minutes 34 seconds East for a distance of 359.31 feet; thence run North 27 degrees 57 minutes 28 seconds East for a distance of 88.66 feet; thence run South 84 degrees 34 minutes 47 seconds West for a distance of 319.29 feet; thence run South 5 degrees 25 minutes 13 seconds East for a distance of 659.57 feet to the point of beginning.

Prior Deed Reference: Instrument # 20050301000096819

Parcel 2:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 34, Township 21 South, Range 2 West in Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest Corner of said SW 1/4 of the SW 1/4 of Section 34, Township 21 South, Range 2 West and run North 87°58'10" East along the South line of said 1/4-1/4 section for a distance of 663.18 feet; thence run North 5°25'13" West for a distance of 659.57 feet to the Point of Beginning of the herein described parcel. From said Point of Beginning continue North 5°25'13" West for a distance of 419.89 feet to a point on a curve to the left having a radius of 5831.58 feet and a central angle of 4°06'51"; thence run along the arc of said curve for a distance of 418.73 feet; thence run South 12°38'32" East for a distance of 82.48 feet; thence run South 0°44'09" East for a distance of 178.00 feet; thence run South 20°27'42" West for a distance of 109.98 feet; thence run South 27°57'28" West for a distance of 85.55 feet; thence run South 84°34'47" West for a distance of 319.29 feet to the Point of Beginning. Said parcel contains 169,500.30 square feet or 3.89 acres, more or less.

Prior Deed Reference: Instrument # 1999-02879

Parcel 3:

Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 21 South, Range 2 West and run North 87 degrees 58 minutes 10 seconds East along the South line of said 1/4-1/4 section 786.36 feet to the point of beginning, thence continue along last described course along said South line, 540.00 feet to the Southeast

corner of said 1/4-1/4 section thence North 6 degrees 59 minutes 26 seconds West and run along the East line of said 1/4-1/4 section 419.35 feet; thence North 77 degrees 00 minutes 26 seconds West and run 425.49 feet to the centerline of a 50 foot wide road easement; thence South 12 degrees 59 minutes 34 seconds West and run 284.31 feet; thence South 15 degrees 06 minutes 38 seconds East and run 30.43 feet; thence South 4 degrees 35 minutes 27 seconds West and run 225.34 feet to said South line of said 1/4-1/4 section.

Also, an easement being more particularly described as lying 25 feet each side of the following described line: Commence at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 21 South, Range 2 West and run North 87 degrees 58 minutes 10 seconds East along the South line of said 1/4-1/4 section 786.36 feet, thence North 4 degrees 35 minutes 27 seconds East and run 225.34 feet to the point of beginning of easement centerline; thence North 15 degrees 06 minutes 38 seconds West and run 30.43 feet; thence North 12 degrees 59 minutes 34 seconds East and run 359.31 feet; thence North 27 degrees 57 minutes 28 seconds East and run 174.21 feet; thence North 20 degrees 27 minutes 42 seconds East and run 109.98 feet; thence North 0 degrees 44 minutes 09 seconds West and run 178.00 feet; thence North 12 degrees 38 minutes 32 seconds West and run 82.48 feet, more or less, to the South right of way line of Highway 70 and to the end of said easement centerline. Lying and being in Shelby County, Alabama.

Prior Deed Reference: Instrument # 20180627000228260

Parcel 4:

Commence at the Southeast Corner of the SW 1/4 of the SW 1/4 of Section 34, Township 21 South, Range 2 West in Shelby County, Alabama; thence run North 06°59'26" West along the East Line of said 1/4-1/4 section a distance of 419.35 feet to the Point of Beginning of the herein described parcel of land; thence continue along last described course a distance of 725.94 feet, more or less to the South Right-of-way Line of State Highway No. 70, said point being on a curve having a radius of 5831.58 feet, a central angle of 02°05'25" and a chord bearing of South 00°08'43" West; thence in a Westerly direction along the arc of said curve a distance of 212.76 feet; more or less to the Point of Beginning of the centerline of a 50 foot wide easement for ingress and egress; thence run South 12°38'32" East a distance of 82.48 feet along the centerline of said easement; thence run South 00°44' 09" East a distance of 178.00 feet along said centerline; thence run South 20°27'42" West a distance of 109.90 feet along said centerline; thence run South 27°57'28" West a distance of 174.21 feet along said centerline; thence run South 12°59'34" West a distance of 75.00 feet along said centerline; thence leave the centerline of said easement and run South 77°00'26" East a distance of 425.49 feet, more or less, to the Point of Beginning of said parcel of land, containing 4.20 acres, more or less. Lying and being in Shelby County, Alabama.

Prior Deed Reference: Instrument # 1994-04574

NOW MORE PARTICULARLY DESCRIBED AS:

Exhibit A, Part 2.

Four Parcels of land situated in the Southwest Quarter of the Southwest Quarter of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Parcel I

New Legal

Commence at the Southwest corner of said Section 34; thence run North 87° 58' 10" East along the South line of said Quarter-Quarter Section for a distance of 663.18 feet; thence run North 05° 15' 07" West for a distance of 750.37 feet to the Point of Beginning; thence continue North 05° 15' 07" West for a distance of 330.67 feet to to an iron pin found with SSI cap on the South Right-of-Way line of Shelby County Highway 70 being on a curve to the left having a radius of 5831.58 feet, a central angle of 04° 34' 39" and a chord bearing of North 83° 21' 20" East; thence run along said South Right-of-Way line and also along the arc of said curve for a distance of 465.89 feet to an iron pin found with JAH cap; thence run South 12° 40' 21" East for a distance of 82.97 feet to an iron pin found with JAH cap; thence run South 00° 44' 09" East for a distance of 178.00 feet to a cross cut in concrete; thence run South 20° 25' 48" West for a distance of 109.79 feet to an iron pin found with JAH cap; thence run South 27° 56' 17" West for a distance of 69.83 feet to an iron pin set with SSI cap; thence run North 83° 58' 09" West for a distance of 383.94 feet to the Point of Beginning. Said Parcel I containing 170,323.60 Square Feet or 3.9 Acres more or less.

Parcel II

New Legal

Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 34; thence run North 87° 58' 10" East along the South line of said Quarter-Quarter Section for a distance of 663.18 feet to the Point of Beginning; thence continue North 87° 58' 10" East for a distance of 173.02 feet; thence run North 04° 35' 27" East for a distance of 229.62 feet; thence run North 15° 06' 38" West for a distance of 30.43 feet; thence run South 84° 44' 53" West for a distance of 206.79 feet; thence run South 05° 15' 07" East for a distance of 246.50 feet to the Point of Beginning. Parcel II containing 48,961.8 Sq. Ft. or 1.1 Acres more or less.

Parcel III

New Legal

Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 34; thence run North 87° 58' 10" East along the South line of said Quarter-Quarter Section for a distance of 836.20 feet to the Point of Beginning; thence continue North 87° 58' 10" East for a distance of 486.37 feet to the Southeast corner of said Quarter-Quarter Section; thence run North 06° 34' 52" West along the East line of said Quarter-Quarter Section for a distance of 437.59 feet; thence run North 77° 01' 07" West for a distance of 371.05 feet to the centerline of a 50 foot wide road easement; thence run North 13° 00' 39" East for a distance of 75.01 feet; thence run North 27° 56' 17" East for a distance of 104.56 feet; thence run North 83° 58' 09" West for a distance of 383.94 feet; thence run South 05° 15' 07" East for a distance of 503.87 feet; thence run North 84° 44' 53" East for a distance of 206.79 feet; thence run South 15° 06' 38" East for a distance of 30.43 feet; thence run South 04° 35' 27" West for a distance of 229.62 feet to the Point of Beginning. Parcel III containing 345,916.1 Sq. Ft. or 7.9 acres, more or less.

Parcel IV
New Legal

Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 34; thence run North 87° 58' 10" East along the South line of said Quarter-Quarter Section for a distance of 836.20 feet; thence continue North 87° 58' 10" East along the South line of said Quarter-Quarter Section for a distance of 486.37 feet; thence run North 06° 34' 52" West along the East line of said Quarter-Quarter Section for a distance of 437.59 feet to the Point of Beginning; thence continue North 06° 34' 52" West along the East line of said Quarter-Quarter Section for a distance of 705.21 feet to the South Right-of-Way line of State Highway 70 being on a curve to the right having a radius of 5831.58 feet, a central angle of 01° 38' 17" and a chord bearing of South 80° 14' 52" West; thence run in a Westerly direction along said South Right-of-Way line and also along the arc of said curve for a distance of 166.73 feet to the point of beginning of the centerline of a 50 foot wide easement for ingress and egress; thence run South 12° 40' 21" East for a distance of 82.97 feet along the centerline of said easement; thence run South 00° 44' 09" East for a distance of 178.00 feet along the centerline of said easement; thence run South 20° 25' 48" West for a distance of 109.79 feet along the centerline of said easement; thence run South 27° 56' 17" West for a distance of 174.39 feet along the centerline of said easement; thence run South 13° 00' 39" West for a distance of 75.01 feet along the centerline of said easement; thence leaving the centerline of said easement run South 77° 01' 07" East for a distance of 371.05 feet to the Point of Beginning. Parcel IV containing 148,291.0 Sq. Ft. or 3.4 acres, more or less.

All according to the attached survey completed by
Carl Daniel Moore dated 8-28-2023.
Reg. L.S. # 12159.

STATE OF ALABAMA
SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, do certify I have surveyed four parcels of land situated in the Southwest Quarter of the Southwest Quarter of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Parcel I

New Legal

Commence at the Southwest corner of said Section 34; thence run North 87° 35' 10" East along the South line of said Quarter-Quarter Section for a distance of 603.18 feet; thence run North 03° 15' 07" West for a distance of 750.27 feet to the Point of Beginning; thence continue North 03° 15' 07" West for a distance of 110.67 feet to an iron pin found with SSI cap on the South Right-of-Way line of Shelby County Highway 70 being on a curve to the left having a radius of 343.153 feet, a central angle of 64° 34' 39" and a chord bearing of North 83° 21' 20" East; thence run along said South Right-of-Way line and also along the arc of said curve for a distance of 403.89 feet to an iron pin found with JAI cap; thence run South 00° 44' 09" East for a distance of 112.60 feet to a cross cut in concrete; thence run South 29° 25' 43" West for a distance of 109.79 feet to an iron pin found with JAI cap; thence run South 27° 56' 17" West for a distance of 67.83 feet to an iron pin set with SSI cap; thence run North 83° 55' 09" West for a distance of 353.04 feet to the Point of Beginning. Said Parcel I containing 170.525668 Square Feet or 3.9 Acres more or less.

Parcel II

New Legal

Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 34; thence run North 87° 35' 10" East along the South line of said Quarter-Quarter Section for a distance of 663.18 feet to the Point of Beginning; thence continue North 87° 35' 10" East for a distance of 173.02 feet; thence run North 04° 33' 27" East for a distance of 229.62 feet; thence run North 15° 06' 33" West for a distance of 30.43 feet; thence run South 84° 44' 33" West for a distance of 296.79 feet; thence run South 03° 15' 07" East for a distance of 246.30 feet to the Point of Beginning. Parcel II containing 48.26115 Sq. Ft. or 1.1 Acres more or less.

I also certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief; that the correct address is as follows: 63 & 161 Jackson Circle, according to my survey of August 23, 2023. Survey is not valid unless it is sealed with embossed seal or stamped in red.

STATE OF ALABAMA
SHELBY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, do certify I have surveyed four parcels of land situated in the Southwest Quarter of the Southwest Quarter of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Parcel III

New Legal

Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 34; thence run North 87° 35' 10" East along the South line of said Quarter-Quarter Section for a distance of 816.20 feet to the Point of Beginning; thence continue North 87° 35' 10" East for a distance of 416.37 feet to the Southwest corner of said Quarter-Quarter Section; thence run North 00° 34' 22" West along the East line of said Quarter-Quarter Section for a distance of 437.59 feet; thence run North 77° 01' 07" West for a distance of 371.05 feet to the centerline of a 50 feet wide road easement; thence run North 13° 00' 30" East for a distance of 75.01 feet; thence run North 27° 56' 17" East for a distance of 104.56 feet; thence run North 83° 55' 09" West for a distance of 353.04 feet; thence run South 03° 15' 07" East for a distance of 150.87 feet; thence run North 84° 44' 33" East for a distance of 296.79 feet; thence run South 15° 06' 33" East for a distance of 30.43 feet; thence run South 04° 33' 27" West for a distance of 229.62 feet to the Point of Beginning. Parcel III containing 345.9161 Sq. Ft. or 7.9 acres more or less.

Parcel IV

New Legal

Commence at the Southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 34; thence run North 87° 35' 10" East along the South line of said Quarter-Quarter Section for a distance of 816.20 feet; thence continue North 87° 35' 10" East along the South line of said Quarter-Quarter Section for a distance of 486.17 feet; thence run North 00° 34' 22" West along the East line of said Quarter-Quarter Section for a distance of 437.59 feet to the Point of Beginning; thence continue North 00° 34' 22" West along the East line of said Quarter-Quarter Section for a distance of 703.21 feet to the South Right-of-Way line of State Highway 70 being on a curve to the right having a radius of 343.153 feet, a central angle of 64° 34' 39" and a chord bearing of South 86° 14' 52" West; thence run in a Westerly direction along said South Right-of-Way line and also along the arc of said curve for a distance of 166.73 feet to the Point of Beginning of the centerline of a 50 foot wide easement for impervious and gravel; thence run South 12° 40' 21" East for a distance of 32.97 feet along the centerline of said easement; thence run South 00° 44' 09" East for a distance of 178.08 feet along the centerline of said easement; thence run South 29° 25' 43" West for a distance of 109.79 feet along the centerline of said easement; thence run South 27° 56' 17" West for a distance of 174.39 feet along the centerline of said easement; thence run South 15° 06' 33" West for a distance of 72.01 feet along the centerline of said easement; thence run South 03° 15' 07" East for a distance of 246.30 feet to the Point of Beginning. Parcel IV containing 148.27110 Sq. Ft. or 3.4 acres more or less.

I also certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief; that the correct address is as follows: 63 & 161 Jackson Circle, according to my survey of August 23, 2023. Survey is not valid unless it is sealed with embossed seal or stamped in red.

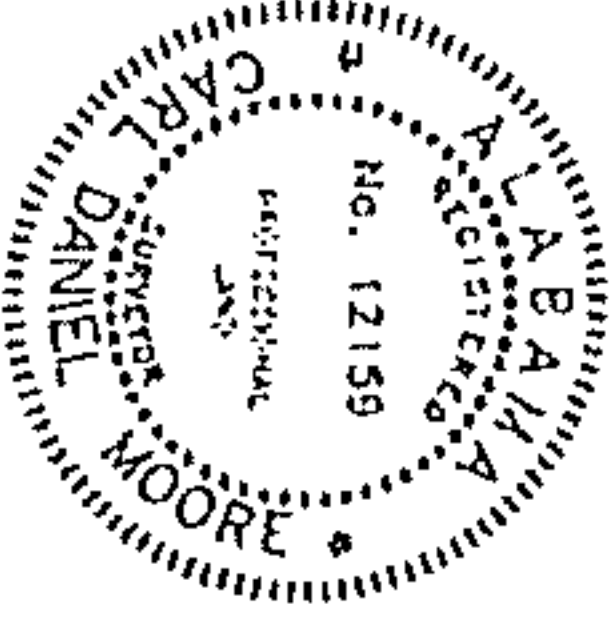
SURVEYING SOLUTIONS, INC.
2232 CAHABA VALLEY DRIVE SUITE 10
BIRMINGHAM, AL 35242
PHONE: 205-991-6965

Carl Daniel Moore

Carl Daniel Moore, Reg. L.S. #12159

CS-28-2023

Date of Signature -



PREPARED FOR
ZANE BROADHEAD
161 JECOMA CIRCLE

SURVEYING SOLUTIONS, INC.

205-991-6965 FAX: 205-991-6032

PROPERTY BOUNDARY
SEC. 34, T 21S, R 2W

SHELBY COUNTY, ALABAMA

2232 Cahaba Valley Drive Suite 10
Birmingham, AL 35242

P.O. Box 388065
Birmingham, AL 35238-0065

DRAWN: CM
CHECKED: DM
REVIEWED: _____
DATE: 03/23/23
SHEET TITLE: _____

DRAWING
ALABAMA SHELBY COUNTY
SECTION 34, T 21S, R 2W

CHECKED BY
SHEET 1 OF 2

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Zane & Summer Broadhead
 Mailing Address 141 Jecoma Circle
Calera AL 35040

Grantee's Name Zane & Summer Broadhead
 Mailing Address 141 Jecoma Cir
Calera AL 35040

Property Address 141 & 603 Jecoma Cir.
Calera AL 35040

Date of Sale 12-7-23Total Purchase Price \$ 10⁰⁰

or

Actual Value

\$ 630,000

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 CLERK
 Shelby County, AL
 12/07/2023 01:49:59 PM
 \$47.00 BRITTANI
 20231207000353490

Alicia S. Byrd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Sales Contract☐ Closing Statement☐ Appraisal☒ Other Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12-7-23Print Jonathan Pope☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1